



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 18.12.2024.

Item No. 273.03

(vii) **Promoter: SNPC Global Residency LLP.**

Project : “NV City”, an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 7.018 acres (in addition to License No. 94 of 2024 measuring 8.125 acres) situated in Sector 10, Kharkhauda, Distt. Sonipat.

Temp ID : RERA-PKL-1559-2024

Present: Sh. Vijender Jindal on behalf of promoter.

1. The applicant/promoter has applied for supplementary registration of the project namely; “NV City”, an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 7.018 acres (in addition to License No. 94 of 2024 measuring 8.125 acres) situated in Sector 10, Kharkhauda, Distt. Sonipat. An area measuring 8.125 acres is already registered with the Authority vide registration No. IIRERA-PKL-SNP-630-2024 dated 23.10.2024 valid upto 30.06.2029.
2. Following observations were conveyed to the promoter vide letter dated 16.12.2024: -
 - i. Fee details under REP-I Part A needs to be updated online.
 - ii. Statement regarding the income of the promoter and the taxes paid in the last three years be submitted.
 - iii. Balance sheets for the last 3 years not submitted
 - iv. Acknowledgement of filing the Income Tax Returns by the promoter has not been submitted
 - v. Since the promoter has proposed same date of completion (30.06.2029) as in the already registered project, he should clarify whether he proposes to register this



additional land as a separate registration or wants supplementary registration in the already registered project vide RC No. 630-2024 dated 23.10.2024.

- vi. Registration fee is deficit by Rs 6,698/-
- vii. Changes on layout plan be marked on revised Layout Plan.
- viii. Allotted plots as on date be shown on the revised plan.
- ix. Since the Layout Plan has been revised, written consent of 2/3rd allottees be submitted.

3. Now, vide reply dated 18.12.2024, the promoter has complied with the above deficiencies.

4. Since the promoter has proposed the same date of completion and same name of the project with the project already registered by the Authority and has enclosed manually filled A to H Form for the complete area measuring 15.144 acres and has also acknowledged that he has no objection to register the project land as a supplementary registration in the already registered project, the case is being considered for issuance of supplementary registration in the earlier registered project.

5. The Authority therefore finds the project fit for grant of supplementary registration subject to the following special conditions:

- i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- ii. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.535 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- iii. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- iv. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.



- V. The promoter shall intimate to the Authority prior to taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.
6. The following documents be uploaded by the office on the web portal along with the supplementary registration: -
- Proforma A to H.
 - Rep II.
 - Revised Layout Plan.
7. After issuance of supplementary registration certificate, the Temp Id 1559-2024 shall stand **disposed of**.



True copy

Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

LA (Shubham)